

PRESIDIO HEIGHTS LUXURY CONDOMINIUM

ADDRESS: 3439 Sacramento Street #201
(between Laurel and Walnut Streets)
San Francisco, CA 94118

PRICE: \$1,775,000

YEAR BUILT: 2000 (per tax records)

LIVING AREA SIZE: 2053 square feet (per Builder)

HOA DUES: \$711/month

DESCRIPTION:

- **3-Bedrooms, 2-Baths, 2-car Tandem Parking**
- Walking distance to the acclaimed Jewish Community Center with state-of-the art sports facility; shops and restaurants of Sacramento Street and Laurel Village.
- European inspired design by Sternberg Benjamin Associates.
- The dramatic oval Foyer features crown molding, cherry hardwood floors and colonial shutters.
- The gracious Living Room features a wood-burning fireplace with gas starter, custom window seat in the bay alcove, and built-in shelves for TV and audio equipment.
- Elegant Dining Area is spacious enough to seat 10.
- Eat-In Gourmet Kitchen is a chef's delight with Downsview custom cabinets, 36" Subzero refrigerator, 36" Wolf gas range with 6 burners, a Best commercial grade vent/hood, Grohe faucet, Franke double bowl stainless steel sink, granite counters, and stone floors.
- The Guest Bedroom has been tastefully transformed into a Home Office with 2 work stations with walnut desktops, two built-in bookcases, and large banquette/seating alcove and access to a private interior patio.
- The spacious Master Bedroom Suite has a large walk-in closet designed by California Closets and features two sets of French doors with colonial shutters that open to a Juliette balcony.
- The spa-like Master Bath is a welcoming retreat and features a large soaking tub, Downsview custom cabinets, Waterworks double faucets, Kohler fixtures, Ann Sacks mosaic tile in the glass shower stall, and honed limestone counters.
- The elegant additional Guest Bathroom with shower and tub has marble countertops, Kohler fixtures, Ann Sacks tiles.
- The serene Guest Bedroom has French doors with colonial shutters that open to an enclosed patio.
- The shared landscaped south Garden was designed by award winning Napa Valley landscape architect, Jack Chandler & Associates.
- 2 enclosed Patios.
- Andersen double-glazed wood windows.
- Radiant heat throughout.
- Stackable Maytag Neptune washer/dryer.
- Deeded Storage Closet.
- Elevator access.

SHOWINGS: Broker's Tour on Tuesday, January 16 from 10am-12pm.
Open House on Sunday, January 14 from 2-4pm.
Private Showings By Appointment Only.

PLEASE CONTACT: Naomi Glass, Listing Agent (415) 716-3812
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